

Capital Facility Standards

The Loudoun County Board of Supervisors has adopted and uses Capital Facility Standards to define the types of capital facilities the Board supports constructing in the county's Capital Improvement Program. The Capital Facility Standards are developed in partnership with citizens, Loudoun County Public Schools, and county departments through the Board-appointed Fiscal Impact Committee.

The Fiscal Impact Committee completed a review of the Board's Capital Facility Standards in 2004 and in February 2005 the Board adopted a new set of standards to guide its Capital Improvement Planning. The adopted Capital Facility Standards define the types of facilities and triggers the county uses to plan when facilities should be built. As a subset of these standards the county has defined the square feet and acreage required for each facility type. This subset assists in planning for the county and school land acquisitions. The adopted Capital Facility Standards are:

FACILITY TYPE	STANDARD
Animal Shelter	0.079 square feet per capita
Fire & Rescue Station	1:25,000 population
1500-gpm Engine	1:10,000 population
ALS Ambulance	1:10,000 population
Ladder Truck	1:25,000 population
Heavy Rescue Squad	1:50,000 population
Fire & Rescue Station - Western	1:10,000 population
1500-gpm Engine – Western	1:10,000 population
ALS Ambulance – Western	1:10,000 population
Tanker – Western	1:10,000 population
Brush Truck – Western	1:10,000 population
Office Space	1 square foot per capita
Health Clinic	0.5 s.f of clinic space per #client visits
Juvenile Probation Residence	1:250,000 population
Library	0.6 square feet per capita
MR Residential Facility	1 bed slot:5,375 population
MH Residential Facility	1 bed slot:3,665 population
MHSA Adolescent Treatment Ctr.	1 bed slot:237 youth 15-18
MHSA Adolescent Group Home	1 bed slot:382 youth 16-17
MHSA Adolescent Group Home	1 bed slot:957 youth 12-15
Regional Park & Ride Lot	1:25 s.m. suburban 1:100 s.m. county
Community Park & Ride Lot	1:4 s.m. suburban & towns
Bus Maintenance Facility	1:100 transit vehicles
Recreation Center	1:75,000 population
Regional Park	1:75,000 population
District Park	1:25,000 population
Community Park	1:10,000 population
Teen Center	1:10,000 population 12-14
Senior Center	1:10,000 population 55+

Respite Center	1:15,000 population 55+
Sheriff Substation	1:75,000 population
Juvenile Detention Center	#centers= $x * 0.0395 / 585$
Youth Shelter	#shelters= $x * 0.0116 / 144$
Transitional Homeless Shelter	#shelters= $x * 5\% * 3.24 * 19\% / 45$
Emergency Homeless Shelter	#shelters= $x * 5\% * 3.24 * 68\% / 190$
Juvenile Assessment Center	1:County
Transitional Independent Living Res.	1:250,000 population
Elementary School	875 students
Middle School	1184 students
High School	1600 students

x= a defined population cohort

A “big picture” look at how the approved residential units in the county will generate the need for land to support the county’s and school’s capital facility infrastructure needs may provide a perspective on the amount of public use land that will need to be acquired over the next 20 years.

Countywide Public Use Land Required at Residential Build-Out

The Capital Facility Standards would trigger the need for the county to acquire 3,600 constructible acres to support the capital facility infrastructure needs triggered by the approved residential units in the ten planning sub-areas of the county at build-out. A total of 1,200 constructible acres is required to support Loudoun County Public Schools. An additional 25 elementary, 8 middle and 6 high schools would be triggered by the approved residential growth. A total of 2,400 constructible acres would be needed to support the capital facility needs of county government. A variety of human service, library, public safety, general government office space and recreation facilities are included in the land needs of the county facilities. Additional re-zonings would impact this need further.

The Study Area – Ashburn Planning Sub-area

The approved residential units in the Ashburn Planning Sub-area, where the study site is located, will generate the need for 1,500 constructible acres to support the capital facility needs triggered by the planned residential growth. Loudoun County Public Schools will need to construct 9 elementary, 3 middle, and 2 high schools to serve the public at residential build-out. A total of 405 constructible acres is needed for these schools. Loudoun County Government will need approximately 1,100 acres to meet all of its capital facility infrastructure needs in this planning sub-area at build-out. Additional re-zonings in this planning sub-area would impact this need further.

The Board of Supervisors has not historically funded its Capital Improvement Program at 100 percent of its Capital Facility Standards goals. Therefore, the land acquisition needs may be more or less over time as the funding decisions are made in the Capital Improvement Program.

Public Use land site acquisition will remain one of the biggest planning, funding, and acquisition challenges for the governing bodies of the general government and school system.